

057.B

0001

0022.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

258,100 / 258,100

USE VALUE:

258,100 / 258,100

ASSESSED:

258,100 / 258,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
9		RYDER ST, ARLINGTON

**OWNERSHIP**

Owner 1:	OWEN GERALDINE M ETAL/TRUSTEE	Unit #:	22
Owner 2:	EDWARD R OWEN FAMILY TRUST		
Owner 3:			

Street 1: 9 RYDER ST #22

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476		Type:

**PREVIOUS OWNER**

Owner 1:	OWEN EDWARD R TRUSTEE -
Owner 2:	EDWARD R OWEN FAMILY TRUST -
Street 1:	261 LAKE SHORE DR

Twn/City: DUXBURY

St/Prov: MA	Cntry:
Postal: 02332	

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1969, having primarily Brick Exterior and 589 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6012																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	258,100			258,100		136481
							GIS Ref
							GIS Ref
							Insp Date
							09/21/18

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	102	FV	258,100	0	.	.	258,100		Year end	12/23/2021		!4928!
2021	102	FV	254,600	0	.	.	254,600		Year End Roll	12/10/2020		
2020	102	FV	247,500	0	.	.	247,500	247,500	Year End Roll	12/18/2019		
2019	102	FV	204,700	0	.	.	204,700	204,700	Year End Roll	1/3/2019		
2018	102	FV	170,000	0	.	.	170,000	170,000	Year End Roll	12/20/2017		
2017	102	FV	158,500	0	.	.	158,500	158,500	Year End Roll	1/3/2017		
2016	102	FV	158,500	0	.	.	158,500	158,500	Year End	1/4/2016		
2015	102	FV	156,700	0	.	.	156,700	156,700	Year End Roll	12/11/2014		

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OWEN EDWARD R,	55100-357		8/3/2010	Convenience		99	No	No	Edward R Owen d..o.d 4/29/2017 book 70059 pg
	18413-524		7/1/1987		112,500	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/21/2018										Measured	DGM	D Mann
8/2/2018										Mail Update	MM	Mary M
5/6/2000											197	PATRIOT

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

**EXTERIOR INFORMATION**

Type:	7 - Condo Garden	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	2 - Steel	
Prime Wall:	7 - Brick	
Sec Wall:		%
Roof Struct:	4 - Flat	
Roof Cover:	4 - Tar & Gravel	
Color:	BRICK	
View / Desir:	F - Fair	

**BATH FEATURES**

Full Bath:	1	Rating: Average	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	0	Rating: Average	
A HBth:		Rating:	
OthrFix:		Rating:	

**COMMENTS**

Building Number 31.
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**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	

Other	
Upper	
Lvl 2	
Lvl 1	
Lower	

Totals	RMs: 3	BRs: 1	Baths: 1	HB 0
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**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1969
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**CONDOS INFORMATION**

Location:	F - Front
Total Units:	

Floor:	1 - 1st Floor
% Own:	4.409999847

Name:	6 - 6012
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**DEPRECIATION**

Phys Cond:	AV - Average	30. %
Functional:		%
Economic:		%
Special:		%
Override:		%

Total:	30 %
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**CALC SUMMARY**

Basic \$ / SQ:	325.00
Size Adj.:	1.51867568
Const Adj.:	0.94462198
Adj \$ / SQ:	466.237
Other Features:	32706
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	368784
Depreciation:	110635
Depreciated Total:	258148

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:		Before Depr:	559.48
Special Features:	0	Val/Su Net:	438.20
Final Total:	258100	Val/Su SzAd	438.20

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	589	466.240	274,613

**SUB AREA****SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu # Ten

Net Sketched Area:	589	Total:	274,613
Size Ad	589	Gross Area	589

**IMAGE****MOBILE HOME**

Make:	
Model:	

**SPEC FEATURES/YARD ITEMS**

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

**PARCEL ID**

057.B-0001-0022.0

More: N Total Yard Items: Total Special Features: Total: